149.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	933,500 / 933,500
					USE VALUE:	933,500 / 933,500
					ASSESSED:	933,500 / 933,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
311		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZUROFF MARK S & CAROL R/TRS
Owner 2:	MARK ZUROFF & CAROL SALLOWAY
Owner 3:	LIVING TRUST
Street 1:	311 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZUROFF MARK S & -
Owner 2:	SALLOWAY CAROL R -
Street 1:	311 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,770 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 2366 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6770.000	435,000		498,500	933,500
Total Card	0.155	435,000		498,500	933,500
Total Parcel	0.155	435,000		498,500	933,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.47 | /Parcel: 394.4

Legal Description

User Acct

98030

GIS Ref

GIS Ref

Insp Date

07/24/20

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0003-0010.0

!11637!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	421,100	0	6,770.	498,500	919,600	919,600	Year End Roll	12/18/2019
2019	101	FV	316,600	0	6,770.	467,300	783,900	783,900	Year End Roll	1/3/2019
2018	101	FV	316,600	0	6,770.	386,300	702,900	702,900	Year End Roll	12/20/2017
2017	101	FV	316,600	0	6,770.	355,200	671,800	671,800	Year End Roll	1/3/2017
2016	101	FV	316,600	0	6,770.	324,000	640,600	640,600	Year End	1/4/2016
2015	101	FV	299,500	0	6,770.	317,800	617,300	617,300	Year End Roll	12/11/2014
2014	101	FV	299,500	0	6,770.	295,300	594,800	594,800	Year End Roll	12/16/2013
2013	101	FV	299,500	0	6,770.	281,000	580,500	580,500		12/13/2012

PRINT

Date	Time
12/11/20	01:46:52

LAST REV

Date	Time
07/24/20	09:13:35
danam	
11637	

USER DEFINED

Prior Id # 1:	98030
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZUROFF MARK S &	1519-113		12/5/2017	Convenience	10	No	No		
COUTU DIANE L/T	1499-147		11/15/2016		740,000	No	No		
COUTU DIANE L,	1427-127		12/11/2012	Convenience	1	No	No		
POPEJOY QUINN K	1211-52		9/15/1999		401,000	No	No		
	1123-11		2/17/1994		238,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2019	1289	Addition	35,000	O				
9/18/2003	792	Re-Roof	15,500					

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2020	Measured	DGM	D Mann
3/13/2017	SQ Returned	MM	Mary M
1/24/2017	Sales Review	PT	Paul T
10/11/2016	Measured	DGM	D Mann
12/1/2008	Meas/Inspect	336	PATRIOT
6/19/2000	MLS		
4/28/2000	Missed Appt.	283	PATRIOT
12/17/1999	Mailer Sent		
11/24/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6770		Sq. Ft.	Site		0	80.	0.92	9									498,478						498,500	

Total AC/HA: 0.15542 | Total SF/SM: 6770 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 498,478 | Spl Credit | Total: 498,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	2 - Good		
Insulation:	7 - Ab avg		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Average
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15553677
Const Adj.:	1.02979398
Adj $ / SQ:	154.695
Other Features:	100800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	534434
Depreciation:	99405
Depreciated Total:	435029

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

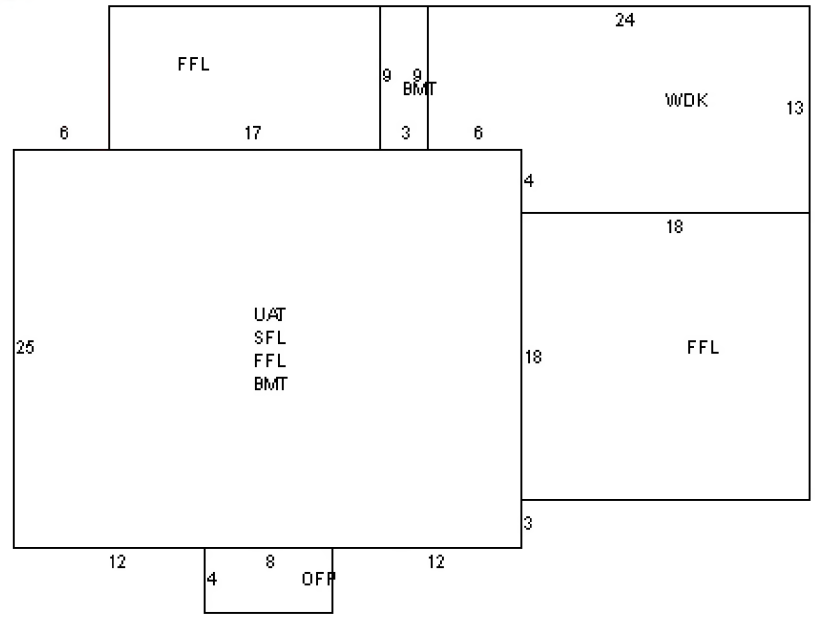
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	170.16
Special Features:	0	Val/Su Net:	127.04
Final Total:	435000	Val/Su SzAd	209.44

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,277	154.700	197,546
BMT	Basement	827	56.970	47,111
SFL	Second Floor	800	154.700	123,756
WDK	Deck	288	9.750	2,809
UAT	Upper Attic	200	61.880	12,376
OFP	Open Porch	32	45.310	1,450

Net Sketched Area:	3,424	Total:	385,048

Size Ad	2077	Gross Are	4024	FinArea	2366

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	